042.0	0004	0023.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	940,900 / 940,900
					USE VALUE:	940,900 / 940,900
					ASSESSED:	940,900 / 940,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15	-17	DAMON PK, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MURRAY PAUL D JR & KELLY A
Owner 2:	
Owner 3:	
Street 1:	19 AGAWAM ROAD
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry: Own Occ: N
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	MURRAY PAUL D JR -
Owner 2:	-
Street 1:	19 AGAWAM ROAD
Twn/City:	WINCHESTER
St/Prov:	MA Cntry:
Postal:	01890

NARRATIVE DESCRIPTION

This parcel contains 7,257 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1950, having primarily Vinyl Exterior and 2079 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7257.000	430,700		510,200	940,900
Total Card	0.167	430,700		510,200	940,900
Total Parcel	0.167	430,700		510,200	940,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 452.57 | /Parcel: 452.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	29267
GIS Ref	
GIS Ref	
Insp Date	11/16/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 042.0-0004-0023.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	430,700	0	7,257.	510,200	940,900	940,900	Year End Roll	12/18/2019
2019	104	FV	336,400	0	7,257.	542,100	878,500	878,500	Year End Roll	1/3/2019
2018	104	FV	336,400	0	7,257.	395,400	731,800	731,800	Year End Roll	12/20/2017
2017	104	FV	315,300	0	7,257.	344,400	659,700	659,700	Year End Roll	1/3/2017
2016	104	FV	315,300	0	7,257.	293,300	608,600	608,600	Year End	1/4/2016
2015	104	FV	280,700	0	7,257.	287,000	567,700	567,700	Year End Roll	12/11/2014
2014	104	FV	280,700	0	7,257.	236,000	516,700	516,700	Year End Roll	12/16/2013
2013	104	FV	292,200	0	7,257.	224,500	516,700	516,700		12/13/2012

!3558!

PRINT

Date	Time
12/10/20	18:46:53

LAST REV

Date	Time
04/09/19	14:19:00
apro	
3558	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MURRAY PAUL D J	1425-76		10/25/2012	Convenience	1	No	No		
MURRAY PAUL D,	1417-72		6/12/2012	Convenience	1	No	No		
MURRAY PAUL D J	1259-186		10/1/2002	Family	1	No	No		
JOHNSON ELBRIDG	1182-208		11/7/1997		295,000	No	No		Y

USER DEFINED

Prior Id # 1:	29267
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/16/2018	MEAS&NOTICE	PH	Patrick H
4/21/2009	Measured	163	PATRIOT
5/6/2000	Inspected	264	PATRIOT
4/22/2000	Missed Appt.	276	PATRIOT
3/3/2000	Measured	268	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7257		Sq. Ft.	Site		0	80.	0.88	1									510,167						510,200	

Total AC/HA: 0.16660 | Total SF/SM: 7257 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 510,167 | Spl Credit | Total: 510,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet		%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.21818185
Const Adj.:	0.99989998
Adj $ / SQ:	207.070
Other Features:	109000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	585162
Depreciation:	154483
Depreciated Total:	430679

COMMENTS

SINKS IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	2	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	10	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

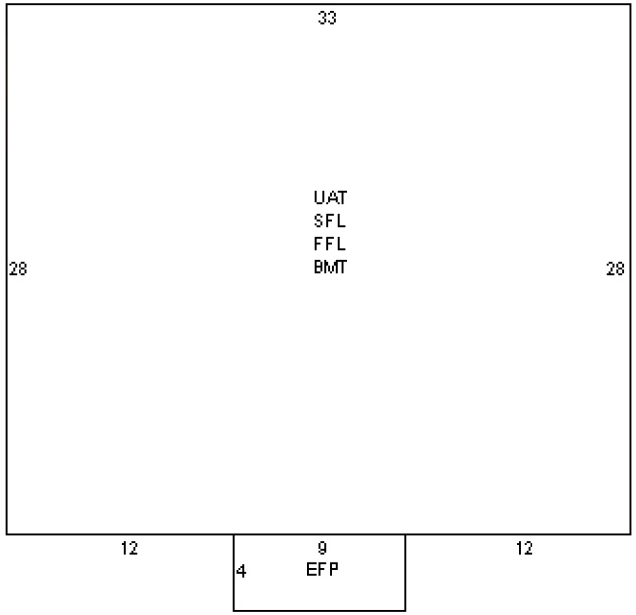
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	207.07
Special Features:	0	Val/Su Net:	141.72
Final Total:	430700	Val/Su SzAd	233.06

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	924	62.120	57,400
FFL	First Floor	924	207.070	191,333
SFL	Second Floor	924	207.070	191,333
UAT	Upper Attic	231	144.950	33,483
EFP	Enclos Porch	36	72.590	2,613

Net Sketched Area:	3,039			Total:	476,162
Size Ad	1848	Gross Are	3732	FinArea	2079

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

042.0-0004-0023.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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